

10 Hawthorn Lane, Braidwood, NSW 2622



Sold House

Wednesday, 20 March 2024

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Bedrooms: 2

Bathrooms: 2

Parkings: 5

Area: 2 m2

Type: House



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\$1,220,000

Rammed earth house situated on the edge of historic Braidwood. This unique home is set on 7 acres* and offers a productive parcel of Braidwood land with plenty of room for small farming pursuits such as a horses, alpacas, market gardens or whatever takes your fancy. Located just over 1 hour to Canberra (82km*) and 3 hours to Sydney airport (274km*), this rustic farmlet appeals to buyers looking for thermal comfort and character. The HOUSE was built in 2000* by well-known local artisan builders and offers rustic charm at every turn. North/East facing this home features open plan dining and timber kitchen with wood fire oven and portable gas stove, cosy lounge room and mudroom/laundry. There are two bedrooms downstairs, plus two bathrooms. The upstairs loft is a generous space with the potential to turn into two additional bedrooms, workspace or studio. As you sit on the wrap around veranda, you will be able to capture glimpses of the Braidwood township nestled in the rolling countryside, the perfect spot to relax and enjoy the serenity. THE LAND is 2.88* Ha or 7 acres* of cleared land, the boundary is fully fenced with a dam and seasonal watercourse. There are endless possibilities here, from market gardens to sustainable living and growing your own, room for horses, a handful of farm animals or rambling country gardens, the choice is yours. SHEDDING consists of a rammed earth barn with two open bays, a workshop and loft storage with electricity. There is also a double carport and lock up single garage down the paddock. MORE FACTS...POWER - Mains power + solar panels Heating/Cooling: Wood fireplace with wetback which runs underfloor heating in kitchen/dining area. WATER - Town water + 3 x water tanks SEPTIC - Septic tank with trenches HOT WATER - Solar hot water with electric boost or wetback from wood fireplace MOBILE & INTERNET - Very good mobile/ internet reception and landline